

Sec. 5.500. (R1-7) SINGLE-FAMILY RESIDENTIAL DISTRICT.**Sec. 5.501. Purpose.**

This district is intended to promote and preserve urban single-family residential development. Lot size permits the highest density of population attainable in a single-family residential district. The principal land use is a single-family dwelling. Uses incidental or accessory to dwellings, recreations, religious and educational facilities are included.

Sec. 5.502. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the (R1-43) single-family residential district. (see section 5.102A).

B. *Permitted uses by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) single-family residential district. (see section 5.102B).

(Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.503. Approvals required.

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.504. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-7 district:

A. *Lot area.*

1. Each lot shall have a minimum area of not less than seven thousand (7,000) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

1. Width. All lots shall have a minimum width of seventy (70) feet.

C. *Density.* There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.*

1. Front Yard.

a. There shall be a front yard having a depth of not less than twenty (20) feet.

b. Where lots have a double frontage on two (2) streets, the required front yard of twenty (20) feet shall be provided on both streets. These requirements apply to the setbacks only and fences, pools and accessory buildings can be maintained in one (1) yard.

c. Where a lot is located at the intersection of two (2) or more streets, there shall be a yard conforming to the front yard requirements on the street with the narrowest frontage and a yard of not less than five (5) feet on the intersecting street. Exception: Where a

corner lot abuts a key lot or an alley adjacent to a key lot, there shall be a yard of not less than ten (10) feet on the intersecting street.

2. Side Yard.

- a. There shall be a side yard on each side of a building having an aggregate width of not less than fourteen (14) feet, provided, however, the minimum side yard shall not be less than five (5) feet in width.
- b. No accessory building shall be located in the required side yard abutting the street. A private garage, whether attached or detached, having perpendicular access from the side street shall be located not less than twenty (20) feet from the side property line abutting said street.
- c. Attached carports which are structurally integrated with similar or compatible building materials to the roof system of the main building may be constructed on the property line, providing the carport does not abut a carport, garage or similar structure on the adjacent residential lot, and providing the real property owner adjacent to the proposed carport grants to the city a five (5) feet nonbuildable easement to be filed with the planning department. Where there is a conflict between the structure allowed under this section, and Section 5.504.F. (distance between buildings) this side yard regulation shall govern development.

3. Rear Yard. There shall be a rear yard having a depth of twenty-five (25) feet or twenty-two (22) feet where the property owner has dedicated a minimum of eight (8) feet for alley purposes.

- a. The main building or additions to the main building may extend into the required rear yard subject to the following requirements:
 - (1) The main building or additions to the main building shall be set back fifteen (15) feet from the rear property line or twelve (12) feet where the property owner has dedicated a minimum of eight (8) feet for alley purposes.
 - (2) The main building or addition to the main building shall not occupy more than thirty (30) percent of the area between the rear setback line and the rear property line.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall not be less than fourteen (14) feet.

G. *Buildings, walls, fences and landscaping.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required side or rear yard. Walls, fences and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard except as provided in article VII and subsection 2 below. The height of the wall or fence is measured from inside of the enclosure.
2. In the front yard walls and fences of maximum six (6) feet in height are allowed provided:
 - a. The yard enclosed by such wall or fence shall not include more than forty (40) percent of the area between the front property line and the front setback line.
 - b. The wall or fence shall be set back three (3) feet from the front property line.
 - c. The provisions of section 7.104 shall apply on corner lots.
3. In the required front yard patio covers are allowed when in conjunction with the enclosure of the front yard subject to the following requirements:
 - a. The area encompassed by the patio cover shall not include more than twenty (20) percent of the area between the front property line and the front setback line.
 - b. The patio cover shall be set back a minimum of ten (10) feet from the front property

line.

c. The patio cover shall be structurally integrated with similar or compatible building materials to the roof system of the main building.

d. The patio cover shall be constructed so that a minimum of fifty (50) percent of the roof structure is open and unobstructed to the sky.

4. In the required front yard carports attached to the main building are allowed subject to the following conditions:

a. Access to the carport shall be parallel to the street.

b. The carport shall be set back a minimum of ten (10) feet from the front property line.

c. The area encompassed by the carport shall not include more than twenty (20) percent of the area between the front property line and the front setback line.

d. The carport shall be structurally integrated with similar or compatible building materials to the roof system of the main building.

e. The carport shall be constructed so that a minimum of twenty-five (25) percent of the front side shall remain open.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

(Ord. No. 2557, § 1, 5-4-93; Ord. No. 2509, § 1, 6-1-93; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.505. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.506. Signs.

The provisions of article VIII shall apply.